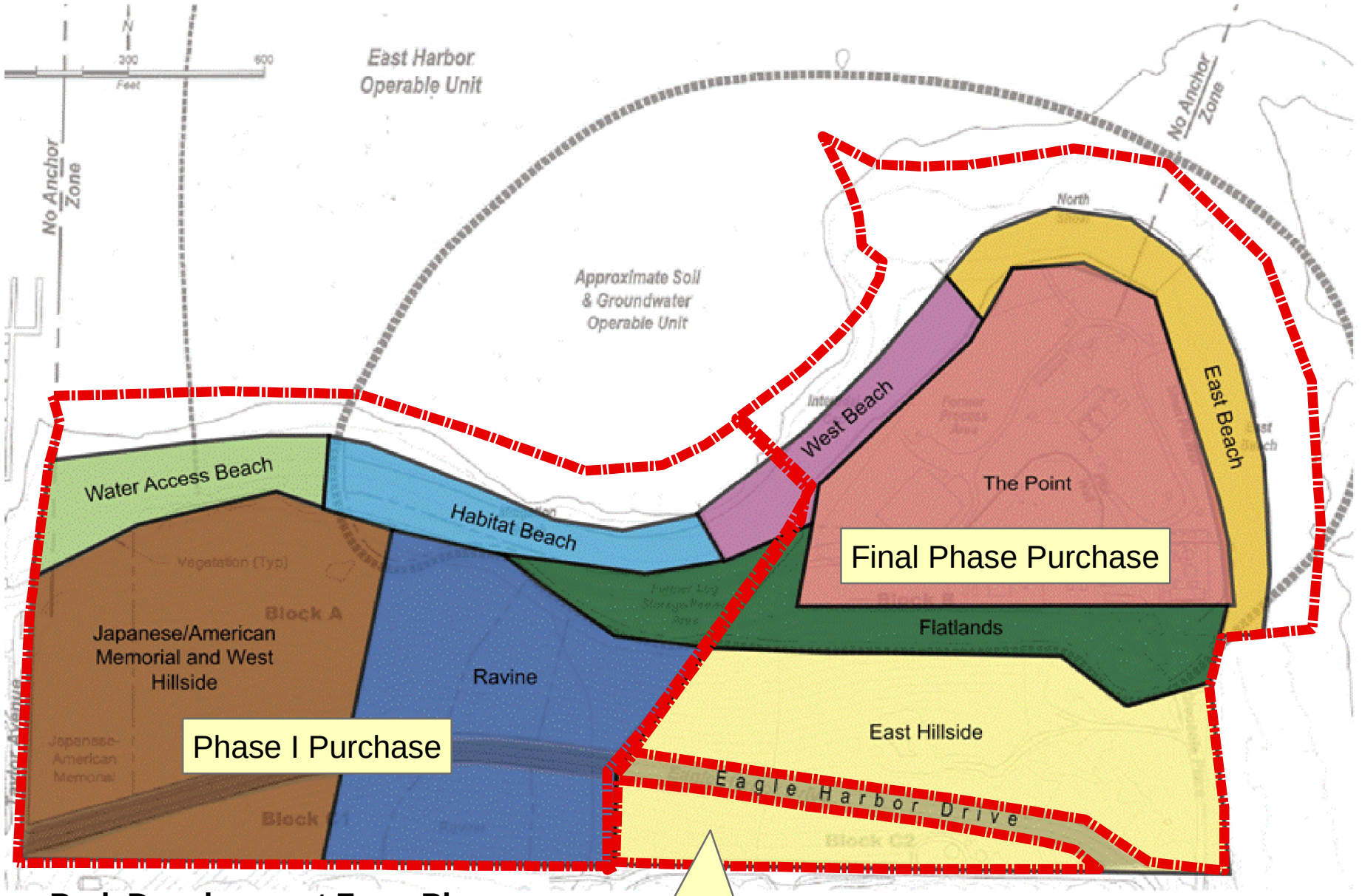

Park Development Zone Phases
&
Property Purchase Phases

Purchase Phases

SJM, 3/14/06

Park Development Zones/ Acitivities Matrix

Proposed Pritchard Park Project

Exhibit A-2

	Park Development Zone Designations								
Potential Park Activities	**East Hillside**	**Ravine**	**J/A Memorial & West Hillside**	**Flatlands**	**The Point**	**East Beach**	**West Beach**	**Habitat Beach**	**Water Access Beach**
	Sloped site, outside clean-up area some historic significance	*Critical area minimal development*	*J/A memorial, developed per plan West hillside- sloped, minimal development potential*	*Flat adjacent to clean-up area*	*Development potential pending final remedy decision*	*No public access*	*Public access, sandy beach*	*Public access, emphasize habitat preservation*	*Small craft access, in conjunction with J/A memorial*
Fire Circles	X		X	X	DOR				
Buildings- Vented	X		X	X	DOR				
Buildings-Enclosed Heated	X		X	X					
Buildings - Open Structure	X		X	X	X				
Parking Lots and Roads	X		X	X	X				
Trails/Bridge/ Boardwalks	X	X	X	X	X		X	X	X
Playgrounds	X		X	X	Limited/DOR				
Sports Court Playfield/Impervious	X		X	X	DOR				
Playfield Pervious	X		X	X	DOR				
Dock									X
Picnic/BBQ Areas	X	X	X	X	X				
Septic System	X		X	X					
Landscaping and Berming	X	X	X	X	X				
Storm Drainage (Upland Area)	X	X	X	X					
Utilities- (i.e. water, power, pumps)	X	X	X	X	DOR				

X - Possible Use

DOR - Dependant on Remedy

Park Vision – Attachment C

Pritchard Park Preliminary Site Project Profile

Subject to Selected Remedy, Funding, Permitting and Approvals, 10-19-05

Site Prep/Clearing	120,000 – 217,800 SF
Site Grading	10,000 – 40, 000 CY
Asphalt Paving	10,000 – 16,000 SF
Gravel Trails	36,000 – 50,000 SF
Site Fences / Barriers	6,000 – 12,000 LF
Bridge	0 – 1 Steel Cross Beam
Boardwalk	3,000 – 6,000 SF

Site Utilities

- G – style oil separator catch basins
- Water hook up and water meter into existing system
- Septic or vault system
- Electric on site service

Park Furniture

Benches	8 – 16
Drinking Fountain	2 – 4
Picnic Pads Concrete	4 – 8
Tables	4 – 8
Trash Receptacles	8 – 16

Subject to further public process and design, as noted, additional pervious and impervious surfaces may occur on site. See Park Development Zones/ Activities Matrix.

Memorial Construction at Pritchard Park and Phase I:

World War II Nikkei Interment and Exclusion Memorial Project Site Calculations:

Historic Resources Protection:

Bank stabilization	80-100 lf - shoreline
Pipe outfall realignment	

Site Disturbance:

Clearing/Grading	101,644 sf
Walls:	
Rockery Walls	850-900 lf – height varies
Concrete Retaining	

Garden paths / Trails:

Existing trails to remain	1320 sf - natural path
Proposed Paths	1640 sf - new garden paths
Memorial Walk	4000 sf

Boardwalk:		
	Landing/wetland	587 sf - wetland boardwalk
	Bridges	1913 sf - boardwalk bridges
Site Access:		
	Access Drives	18,000 sf – drop off/entry drives
	Parking	8100 sf – upper/lower lots
	Drop off	4700 sf – turn around/drop off
Wetland:		
	Wetland	20,659 sf - existing
	Wetland Buffer	45,640 sf - existing
	Mitigation Wetland	2567 sf - proposed
	Mitigation Buffer	16,208 sf - proposed
	Buffer Replacement	6340 sf - proposed
Utilities:		
	Storm Drainage	350 lf – storm pipe
	Electrical	240 lf – electrical conduit
	Irrigation	880 lf – irrigation mainline
	Sleeving	80 lf – 4” pvc sleeving
Structures:		
	Well House Existing	220 sf – to be removed
	New Well House Proposed	150 sf
	Kiosk	20 sf – open structure
	Japanese Gates (2)	160 sf – total, open structures
	Restroom – fut phse	370 sf
	Meeting Room – fut phse	520 sf
	Interpretive Cntr. – fut phse	2620 sf

Park Vision – Attachment D

Pritchard Park Design Time Line and Milestones

Phase 1 – Inventory and Site Assessment, Development of a Park Design Program
Phase 2 – Schematic Design and Implementation Program

Public Involvement
University of Washington, Landscape Architecture Design Symposium, 2001
Dirt Workshop, 2002
Wyckoff Acquisition Task Force, 2002
Products derived from the abovementioned include:

- Park Development Zones / Activities Matrix, 2005
- Park Development Zone Design, 2005

Proposed Public Involvement, 2006
This project phase shall involve public involvement with participation from stakeholders, such as, City, Park District, NPS, EPA, Ecology, Japanese – American WW II Internment Memorial Committee, Bainbridge Island Land Trust, Bainbridge Island Historical Society, Washington Water Trails or aquatic facilities representative, Suquamish Tribe, Trails Committee, neighbors, resource person, and Island residents.

Design Development Process to include:

- Conduct an RFP and hire consultant
- Convene an advisory committee and provide background material for membership certification pertaining to grant, federal and state constraints
- Review Park design concept framework, environmental conditions and considerations, topographic information, Memorial concept and development plans, motorized plans and non-motorized plans, archeological and historical data, photos, and plans, shoreline aspects, wildlife and habitat data and maps, property restrictions and covenants, and other baseline data as appropriate.
- Facilitate 2-3 public workshops,
- Provide graphics and written information as required for public outreach efforts
- Present 2 updates and Bainbridge Is. Metropolitan Park Board meetings.
- Present 2 updates and City Council.

Permitting and Environmental Review, 2006 subject to Selected Remedy:

- Identify permitting/regulatory requirements and deadlines
- Complete SEPA checklist for the schematic design.

Phase 1 Tasks & Products:

- Define project parameters, gather necessary materials, identify additional information, review community involvement strategies and finalize project timetable.
- Meet with advisory committee and conduct site visit- committee and consultant

- Conduct and assemble a base map identifying natural and man-made features, such as topography, wetlands, streams, vegetation, utilities, structures, boundaries, easements, archeological, buffers.
- Conduct an inventory and assessment of the site's trees utilizing an arborist,
- Prepare graphic summarizing site opportunities and constraints using existing, baseline, surveys, GIS and other available resources.
- Prepare report that summarizes identified issues and opportunities,
- Prepare an inventory and analysis, consult with the Suquamish Tribe and EPA, and summit report to Department of Ecology.
- Facilitate and conduct workshop that ascertains public sentiment towards needs, desires, opportunities and constraints.
- Based upon the results of site analysis, technical input and public workshops, develop preliminary park Design Program detailing proposed and additional site improvements as appropriate by the Pritchard Park Remediation and Redevelopment Plans, detailing proposed preserve uses, design character and design criteria.

Phase II Tasks:

- Establish criteria for schematic alternatives.
- Prepare two schematic design alternatives based upon approved Design Program, prepare an operational / maintenance cost model (management plan).
- Prepare narrative that summarizes existing conditions, design alternatives, working with the Japanese – American WWII Internment Memorial and NPS (National Park Service); Identify cost implications, regulatory criteria, and other issues that require further analysis; and Consult with the Tribe, EPA and Ecology on the design alternatives.
- Follow up with Park's Design Committee
- Conduct a community workshop to solicit input on schematic design alternatives.
- Meet with appropriate City, County, State and Federal permitting officials to review initial schematic design direction
- Meet with Park's Design Committee to review comments form workshop and to solicit direction on draft schematic design.
- Brief Park Board and Council
- Create draft schematic design based upon preferred elements from alternative designs and update cost estimates and operational models.
- Create draft implementations strategy for development of the park that identifies priorities from improvements, responsibilities for improvements and timeline for implementing improvements.
- Identify scope and schedule of permitting process.
- Attend meetings with Parks staff to review draft schematic designs and phasing program.
- Conduct community workshop to solicit input on the draft schematic design and phasing program.
- Meet City permitting authorities to review draft schematic design and phasing program.

- Redefine cost draft schematic design and phasing program incorporating gathered input.
- Revise cost estimates.
- Meet with the Parks Design Committee to review workshop comments.
- Make minor revisions to schematic design following workshop comment integration.
- Prepare SEPA Checklist as needed.

Tentative Timeline depending on Remedy & Funding:
March 2006 – RFQ Submittal Deadline and Committee Selection
April 2006 - Short list for RFQ candidates and interviews
April 2006 – Park Design Committee certification
Mid-May 2006 – Consultant selection
May – June 2006 Project start, inventory and site Analysis
July 2006 – Initial public meeting
September 2006 – Complete public process for Phase I
September 2006 – Park Board approval of Phase I
October 2006 – Develop schematic design alternatives
October 2006 – Complete public process for Phase 2
October 2006 – Park Board approval of schematic design.